



PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT



HEARING DATE: May 22, 2003

AGENDA ITEM NO: 2

Project Description

APN: 0467-791-01*

APPLICANT: CRANDALL, DAVID

PROPOSAL: A) GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DISTRICT FROM 3M-RM (MULTIPLE RESIDENTIAL) TO RS (SINGLE FAMILY RESIDENTIAL)
B) TENTATIVE TRACT MAP 16411 TO CREATE TWELVE (12) LOTS ON 2.5 ACRES

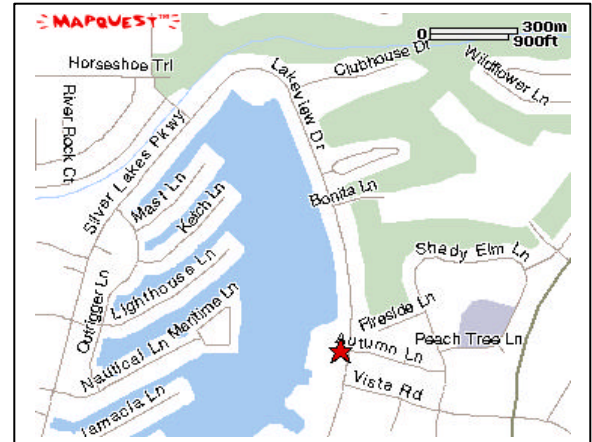
COMMUNITY: SILVER LAKES (HELENDALE)/FIRST SUPERVISORIAL DISTRICT

LOCATION: AUTUMN LANE AND LAKEVIEW DRIVE, SOUTH WEST CORNER

JCS/INDX: 11593CF1/DN148-27N/2003/TT01/GPA01

REP('S): CUBIT ENGINEERING, INC.

Vicinity Map



29 Hearing Notices Sent On: May 1, 2003
PC Field Inspection Date: May 05, 2003

Report Prepared By: Al Diaz
Field Inspected by: Laning & Cramer

SITE DESCRIPTION

Parcel Size: 2.5 acres [All vacant land]

Terrain: Generally flat with a slope of less than 2%, and a low point centering at the proposed extension of the cul-de-sac, then shedding east via existing Autumn Lane's gutters.

Vegetation: Native grasses & weeds, low-level wild shrubbery, No historical trees.

Existing Land Use: Empty lot with no significant landmarks; Non-compacted soil

General Plan Land Use District: 3m-RM (Multiple [Family] Residential – 3,000 s.f. of land per unit)

Infrastructure Improvement Level: IL-2; **Overlay District(s):** None

SURROUNDING LAND DESCRIPTION

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT	IL
North	Vacant; Silver Lake (beyond)	Single Residential (RS) & Floodway (FW)	IL-2
East	Single Family Residential	Single Residential (RS)	IL-2
South	Commercial Development (Offices/Shopping CTR)	Neighborhood Commercial (CN)	IL-2
West	Silver Lake	Floodway (FW)	IL-2

AGENCY

COMMENTS

City Sphere of Influence MAC/CAP: Silver Lakes HOA CC&R Issues Incorporated in COAs

Water Service: CSA 70 – Zone "B" Adequate Service Available

Septic/Sewer Service: CSA 70 – Zone "C" Sewer System Connection to be made.

STAFF RECOMMENDATION. APPROVAL of Tentative Tract/ **ADOPTION** of GPA to Board of Supervisors

